

FOR SALE OR LEASE



4310 Delemere Blvd
Royal Oak, MI

4,853 - 10,850 SF Industrial Space Available



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Highlights

- 10,850 SF Available
- 5 Overhead Doors
- Fully Fenced Parking Lot
- Brand New Roof
- Available For Sale or For Lease

Financials

Sale Price	\$2,000,000
Sale Price Per SF	\$184.33
Lease Rate:	\$15.50/PSF/NNN
2025 Summer	\$13,747.34
2024 Winter:	\$2,266.70
2024 Summer:	\$13,493.94
2023 Winter:	\$2,108.91

Gross SF: 10,850 SF

Suite A (South): 5,997 SF

Suite B (North): 4,853 SF

Year Built: 1961

Construction: Masonry

Floors: 2

Roof: Flat

Ceiling Height: 11'-13'

Doors: (5) 10x10, 10x12

Cranes: One (1) ton

Floor Drains: Yes

Power: 1,000 amps / 240v (To Be Verified By Tenant Or Purchaser)

Parking: 28 surface spaces

Parcel Id: 25-05-182-004

Acreage: 0.52 AC

SUITE A (South) PROPERTY PHOTOS



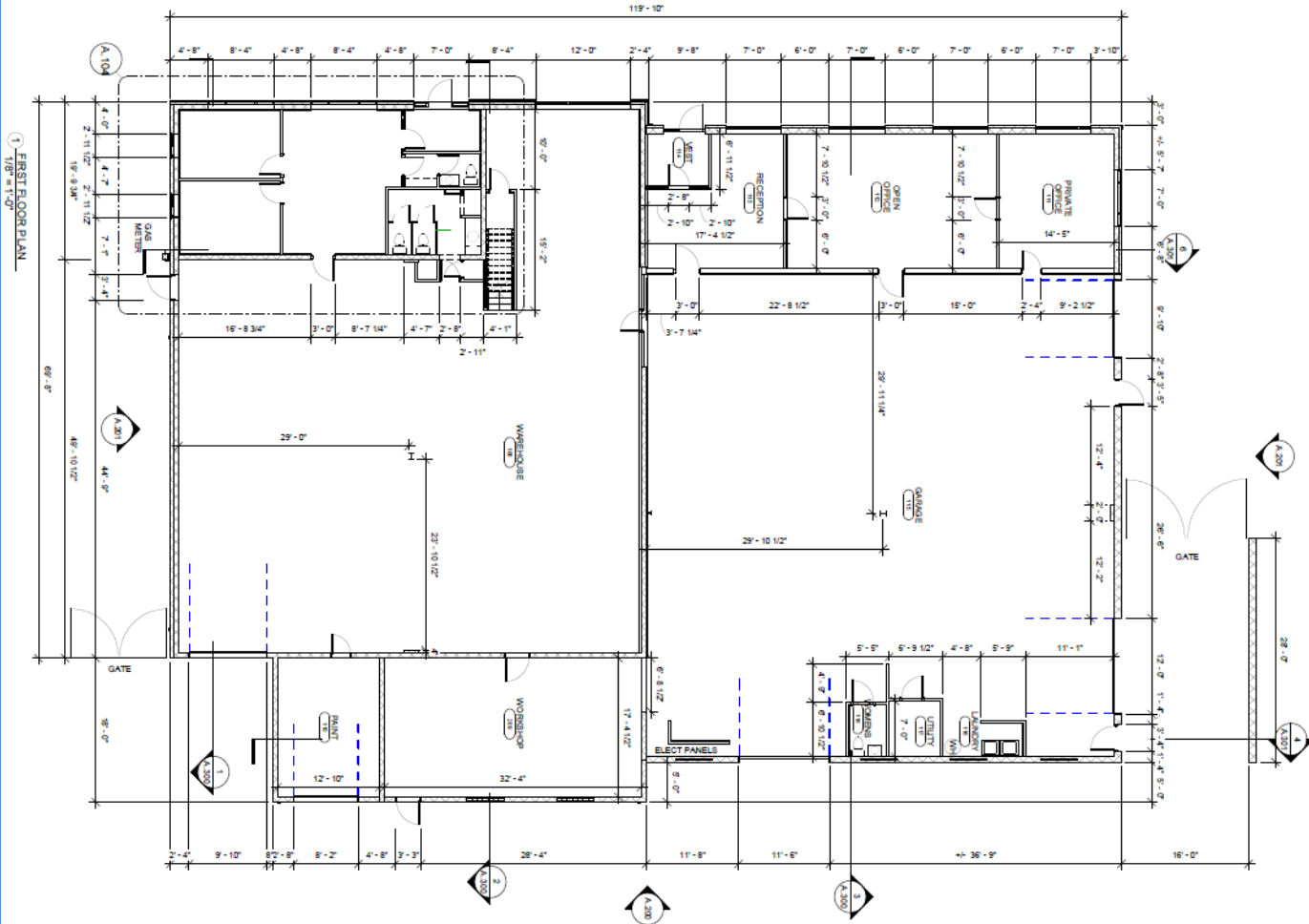
PROPERTY PHOTOS



SUITE A

SUITE B

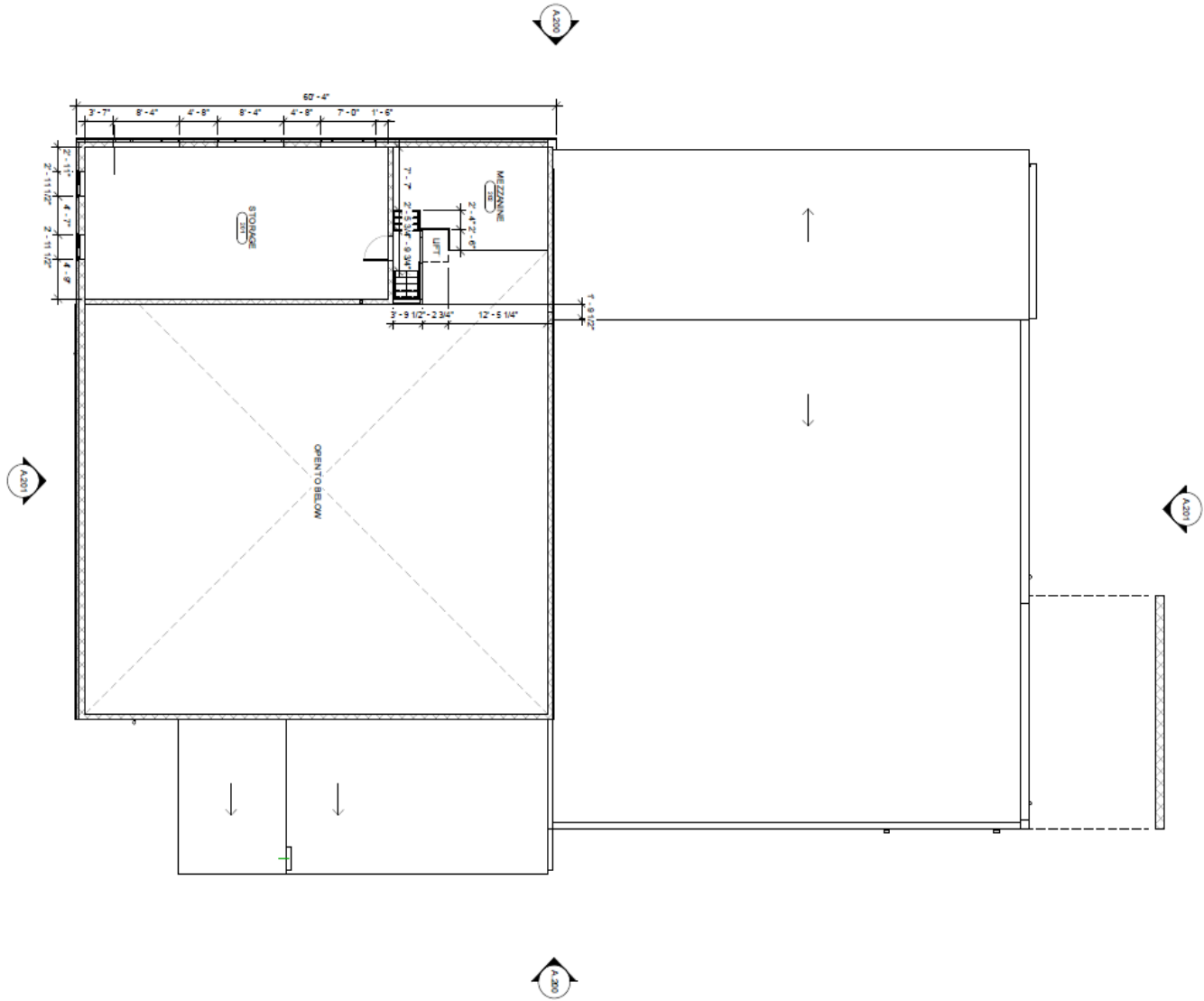
FLOOR PLAN



2nd Floor

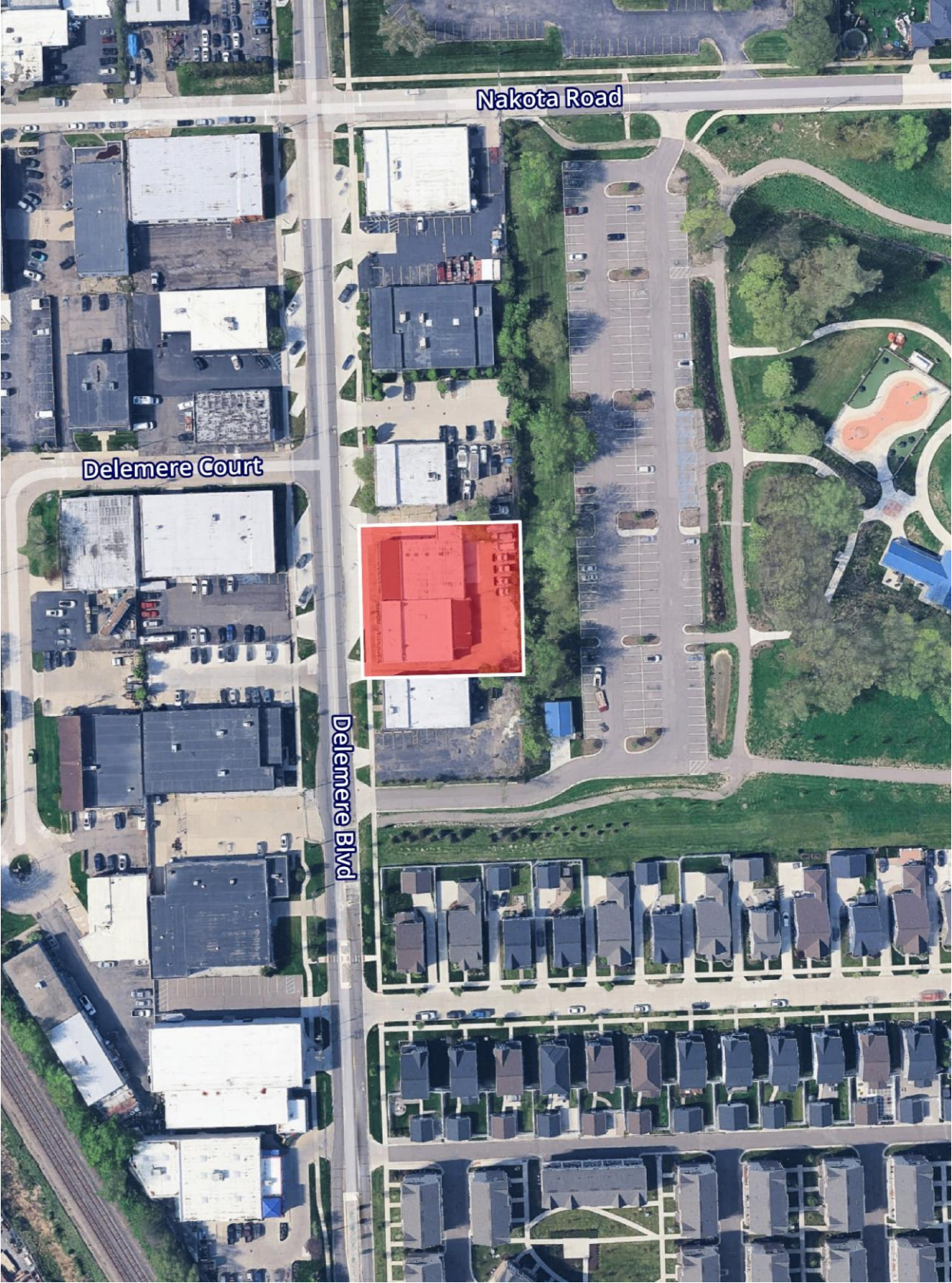
SUITE A

SUITE B

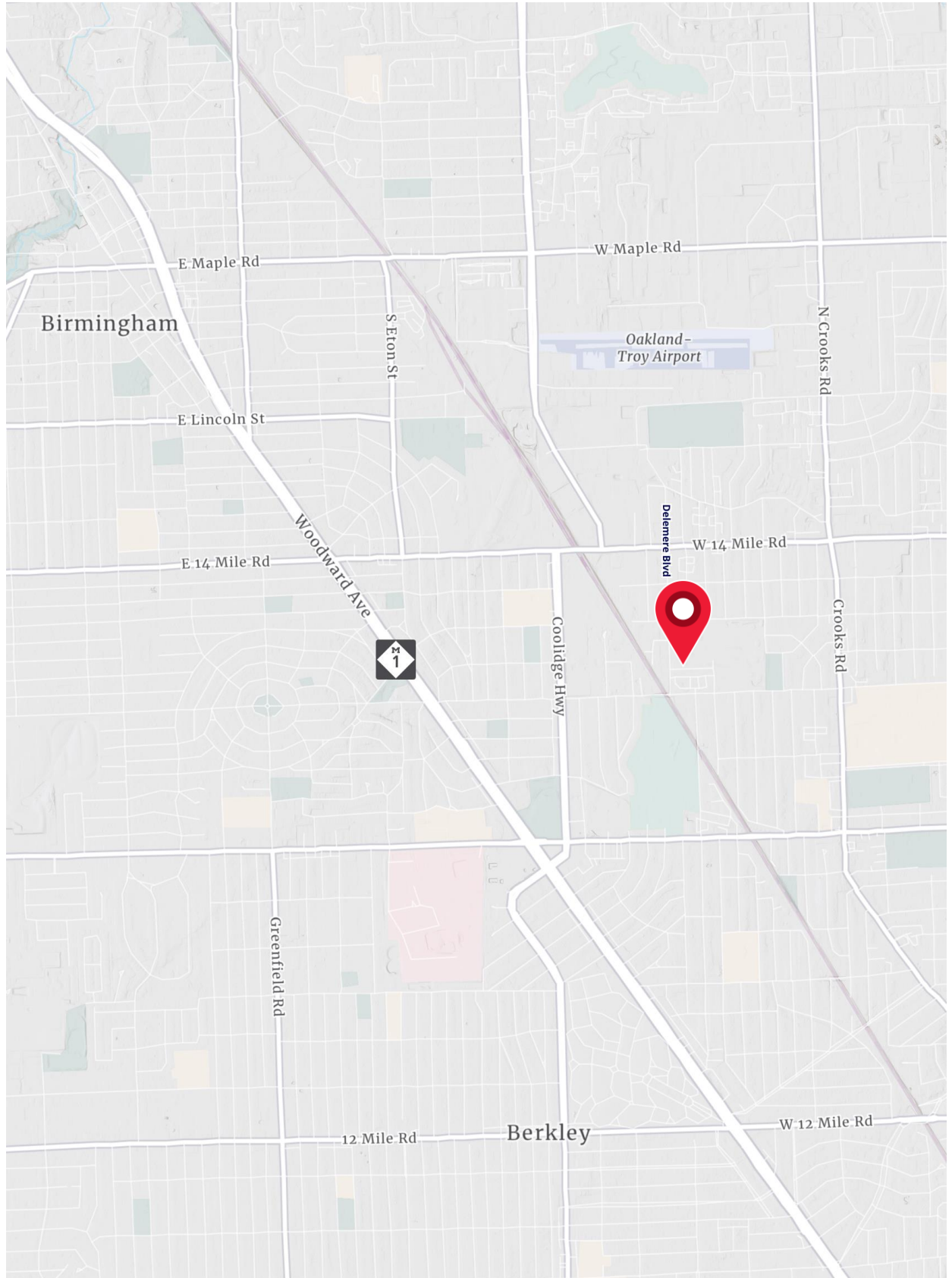


FLOOR PLAN

AERIAL MAP



LOCATION MAP



MERCHANT MAP

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.